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UK co-operative housing **Taking back control of housing?**

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UK co-operative housing

- the history of our sector
- what it now includes
- the history and work of the Confederation of Co-operative Housing
- current programme
- the future?



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UK co-operative housing - history

- garden cities – early experiments?
- development of housing co-ops in the 1970s and 1980s
- co-ownership society model imported from Scandinavia – but limited co-operative understanding
- about 450 “par value” co-ops set up in England with grant funding and a network of secondary co-ops
- urban areas – Liverpool and London – aimed at people on low incomes



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UK co-operative housing – history contd.

- 47 housing co-ops set up in Scotland (21 in Glasgow)
- growth of tenant management, leading to a legal Right to Manage for Council tenants
- about 200 TMOs set up in the 1990s largely as an alternative to a failing council housing sector



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UK co-operative housing – history contd.

- loss of some 200 par value co-ops (now only 19 in Scotland) decline of secondary co-ops
- limited growth of tenant management as council housing provision improved
- transfers to housing associations meant less opportunity for tenant management
- CCH introduction of Community Gateway – leading to 12 mutual housing associations in England and Wales
- some small scale private co-op developments but otherwise still all “social housing”

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A new sector?

- 2009 Commission for Co-operative & Mutual Housing
- 0.6% of housing supply
- positive research and ongoing political support
- housing on the political agenda – 200,000 homes per annum
- growth of “community-led housing” – community land trusts/co-housing/hybrid models
- 2012 Welsh Government support



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The history of the CCH

- founded in 1994 as the sector started to decline
- a former body reliant on Government subsidy
- a voluntary organisation with a byzantine constitution
- some success – it helped to stabilise the sector
- it kicked beyond its weight particularly in the tenant sector
- but it was fundamentally weak



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The history of the CCH

- 2012 external review
- membership offer
- recruited Board
- staffing arrangements
- more effective governance
- able to do more
- growing membership (now 190 member organisations)
- growing reputation

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The logo for CCH, consisting of the letters 'CCH' in a bold, blue, sans-serif font.

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The logo for Northwest Housing Services, featuring a blue circular icon with a white arrow pointing right, followed by the text 'northwest' in a blue, lowercase, sans-serif font and 'HOUSING SERVICES' in a smaller, blue, uppercase, sans-serif font below it.The logo for CDS Co-operatives, featuring the letters 'cds' in a red, lowercase, sans-serif font, with each letter inside a grey square, and the text 'CO-OPERATIVES' in a red, uppercase, sans-serif font below it.The logo for Co-op Homes, featuring the text 'co-op' in a green, lowercase, sans-serif font and 'HOMES' in a smaller, green, uppercase, sans-serif font below it.

Where we are now

A centre for excellence

- Code of Governance
- governance and management guidance
- training & development programmes
- updated model rules
- bespoke advice and support

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Where we are now

New development

- cross tenure development
- bespoke solutions
- the Welsh programme
- Community Housing Fund
- partnerships across community-led housing
- CCIN Housing Commission
- Northern Ireland/Scotland



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www.cch.coop/newcoophomes

www.cch.coop/1001co-ophomes

Where we are now

Mutual Housing Associations

- the value of mutual housing associations
- debate on housing association accountability
- partnership with 7 CCH mutual housing association members

Mutuality and
accountability
in the housing
association
sector

Executive Summary



Nic Bliss
Confederation of Co-operative Housing
June 2017. Supported by the
University of Birmingham

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Where we are now

The UK and co-operative housing?

- UK politics are volatile at the moment
- Brexit – 48% : 52%
- 2017 General Election – 42% : 40%
- people – especially those under 40 – want different solutions
- the economy, inflation, growth, interest rates?
- no one would design our current housing system
- change following Grenfell Tower?
- will people take back control of housing?

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